113.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,200 / 662,200
					USE VALUE:	662,200 / 662,200
					ASSESSED:	662,200 / 662,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DARYAEE FEREIDOON
Owner 2:	DAVOODI SHABNAM
Owner 3:	
Street 1:	157 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BO WURIGEN & -
Owner 2:	ZHAO YULIANG -
Street 1:	157 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .079 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1420 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3455.000	295,600		366,600	662,200
Total Card	0.079	295,600		366,600	662,200
Total Parcel	0.079	295,600		366,600	662,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.34 | /Parcel: 466.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71834
GIS Ref	
GIS Ref	
Insp Date	06/21/21

!8738!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,600	0	3,455.	366,600	662,200		Year end	12/23/2021
2021	101	FV	246,200	0	3,455.	366,600	612,800		Year End Roll	12/10/2020
2020	101	FV	246,300	0	3,455.	366,600	612,900	612,900	Year End Roll	12/18/2019
2019	101	FV	201,200	0	3,455.	361,300	562,500	562,500	Year End Roll	1/3/2019
2018	101	FV	207,900	0	3,455.	277,500	485,400	485,400	Year End Roll	12/20/2017
2017	101	FV	207,900	0	3,455.	261,800	469,700	469,700	Year End Roll	1/3/2017
2016	101	FV	207,900	0	3,455.	240,900	448,800	448,800	Year End	1/4/2016
2015	101	FV	196,200	0	3,455.	225,200	421,400	421,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:50:18

LAST REV

Date	Time
09/24/21	08:32:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8738

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BO WURIGEN &,	78356-212		7/29/2021		788,000	No	No		
SALADINO MARY &	66567-517		12/22/2015		515,000	No	No		
SALADINO MARY	27022-474		1/29/1997	Family	1	No	No		Samuel Saladino D.O.D. 6.26.1975.

USER DEFINED

Prior Id # 1:	71834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2021	SQ Returned	MM	Mary M
9/16/2021	SQ Mailed	JO	Jenny O
6/21/2021	Measured	DGM	D Mann
9/4/2018	Inspected	BS	Barbara S
8/28/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Measured	372	PATRIOT
4/22/2000	Inspected	276	PATRIOT
3/15/2000	Missed Appt.	263	PATRIOT
2/7/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3455		Sq. Ft.	Site		0	70.	1.52	6									366,555						366,600	

Total AC/HA:	0.07932	Total SF/SM:	3455	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	366,555	Spl Credit		Total:	366,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	172.008
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363200
Depreciation:	67555
Depreciated Total:	295645

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

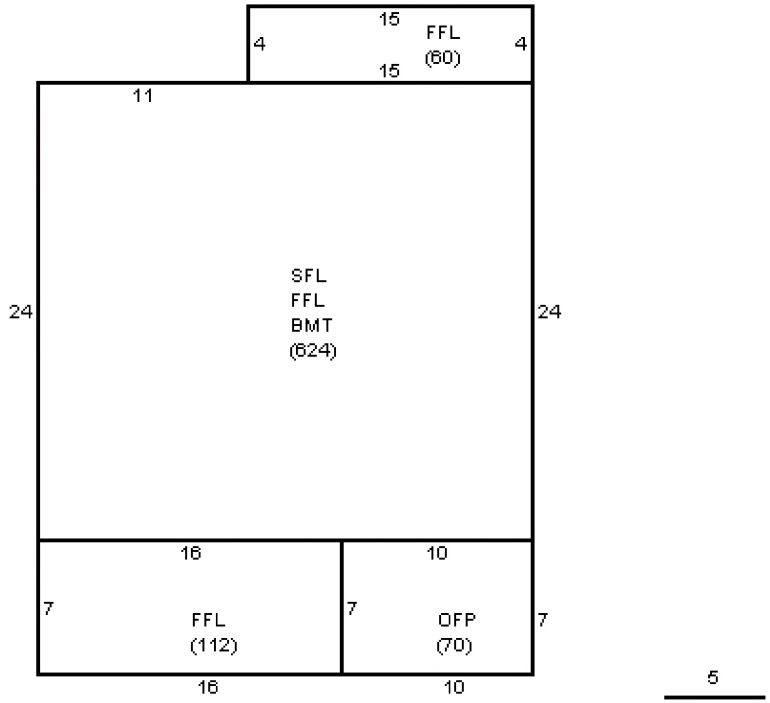
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.01
Special Features:	0	Val/Su Net:	139.83
Final Total:	295600	Val/Su SzAd	208.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	172.010	136,918
BMT	Basement	624	51.600	32,200
SFL	Second Floor	624	172.010	107,333
OFP	Open Porch	70	39.270	2,749

Net Sketched Area:	2,114			Total:	279,200
Size Ad	1420	Gross Area	2114	FinArea	1420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc